WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.** CD2

Affiant

Subscribed and sworn to before me this 23rd day of October, 20 15

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ramy Tawfilos	U.S. Bank N.A.	164-13-0A-070.00CO
927 Glastonbury Road	3180 Rider Trail South	
Nashville, TN 37217	Earth City, MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Yossry Beshay and Nora Aiop, husband and wife, both having since had legal name changes and are now known as Hatem K. Kamal and Nora Youssef Kamal,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ramy Tawfilos and Rania Gerges, husband and wife,,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 77, Treehaven Phase Four, as shown on plat of recording in Instrument Number 20060313-0030439, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Yossry Beshay and Nora Aiop, husband and wife from Eric Sox and James Roberts by Deed on May 9, 2013, of record in Instrument Number 20130513-0047797, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060316-0030439, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11588, Page 484, as amended and supplemented in Book 11669, Page 376; Instrument Numbers 20001030-80021946; 20010504-0046260; 20060724-0089079; 20060724-0089080; 20060724-0089081; 20051103-0133359; 20051103-0133360 and 20030527-0071168, Register's Office for Davidson County, Tennessee.
- Charter of Summerfield Homeowner's Association, Inc., of record in Book 11648, Page 660 and Instrument Number 20010326-0028531, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11648, Page 662, as amended in Instrument Number 20010504-0046261, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20031028-0158502, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **508 Goldroom Way, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 10/29/15 14:46 2 pgs
Fees:13.00 Taxes:684.50
20151029-0110272

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this October 23, 2015.

Hatem K. Kamal

Nora Youssef Kamal

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hatem K. Kamal and Nora Youssef Kamal.** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 23, 2015

Notary Public

My Commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.